



Burlington Planning Commission

Ordinance Committee

Thursday, February 20, 2020 @ 5:15 PM

Department of Permitting & Inspections, Room 102
654 Pine Street
"Special Meeting"

AGENDA

Attendance: A Friend, B Baker, Y Bradley, M Bushey, Z Hightower, M Tuttle

Public: E Hoekstra, A Magyar, D Lyons

1. Welcome to new members Z Hightower and M Bushey. A Friend was nominated as Committee Chair on a motion by Y Bradley, 2nd by B Baker.

2. Bowling alleys in E-LM zone

- M Tuttle explained request from Redstone to allow Bowling Alley's in ELM. Staff noted challenge with Appendix A- Use table in that uses are both vague and specific. Bowling alley happens to be a specific use called out and prohibited. Two options include just permitting outright, or utilizing a 51% arts use/49% other commercial use approach similar to amendment requested by Burton on Industrial Parkway.
- Y Bradley expressed time sensitive nature of request to help BCA master lease the other half of the building just purchased; desire to get in the queue before City Council changes over.
- B Baker felt simply permitting is ok, doesn't think there is a risk to having too many bowling alleys. The 51/49 concept is not responsive to the marketplace, and the ELM district is not either. Need to address ELM as a whole, but this one-off request does not have a lot of impact.
- Y Bradley shared that South Burlington's Ordinance simply indicates either indoor recreation or outdoor recreation. Challenge with the arts uses is the cost and marketability of the uses not able to be supported without the proximity to other uses.
- Z Hightower noted that the marketability concerns and balance between commercial and arts uses is an argument for having a 51/49 requirement.
- M Bushey asked if the zoning restrictions in the ELM are keeping prices low. Y Bradley doesn't believe that it is, as prices in the South End are increasing despite it.
- E Hoekstra shared that Bowling alleys need cheap space to operate in, and it is not a competitive market. He encouraged the Committee to make the simplest change until there is time to do the analysis of the ELM.

- M Bushey asked if the concern is just about housing in the ELM. M Tuttle noted that was controversy around planBTV South End, but many opinions on the “purity” of the arts/industrial focus of ELM is has come up in each requested amendment.
- M Bushey asked if bowling alleys and art galleries used at opposite times and if there is parking a concern for the use. E Hoekstra noted that there is a broad appeal for bowling alleys to be used all times of day. M Tuttle noted that parking for bowling not likely to be very different than other uses in the immediate area of Pine Street.
- The Committee recommends to Planning Commission to amend the Appendix A Use Table to simply permit bowling alleys in the ELM district.

3. Adaptive reuse standards

- a. Item deferred to future meeting.

4. Draft 2020 regular meeting schedule

- a. Committee approved the regular meeting calendar for the first Thursday of each month at 5:15pm. Committee requested an Outlook calendar invite be sent to the members.

5. Adjournment

- a. Meeting adjourned at 6:05pm.